



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION

500 32nd Avenue South

March 15, 2017

Application: Violation

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10406030500

Applicant: Jonathan Harris

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to retain materials installed in violation of the approved permit for infill construction.

Recommendation Summary: Staff recommends the following changes be made to the infill construction at 500 32nd Avenue South:

1. The siding reveal be a maximum of five inches (5"); and
2. The foundation line continue in a similar fashion as permitted and follow the line illustrated in figure 8.

With these changes, staff finds that the alterations to the infill design meets Section II.B. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay design guidelines.

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.

Background: 500 32nd Avenue South is located at the corner of 32nd Avenue South and Blakemore Avenue. In January 2016, the Historic Zoning Commission reviewed and approved infill construction on this lot (Figure 1). An MHZC inspection in late January 2017 revealed that the siding reveal and the foundation material was not installed as per the approved plans.



Figure 1. The house under construction at 500 32nd Avenue South.

Analysis and Findings: Application is to retain materials installed in violation of the approved permit for infill construction.

Both the text and the drawings that are part of the preservation permit contain language that states that if changes are made during construction, the applicant must seek approval from MHZC staff.

Specifically, the cover page states:

- “Alterations to be constructed in accordance with attached elevations. Any deviation from the approved plans could result in changes being reversed to reflect the approved drawings. Please note: MHZC staff may have added notes to the submitted drawing.
- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.

- Any substitutions or deviation from the approved work requires further review and approval by the MHZC.”

In addition, each of the drawings has the following notes added:

1. “Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.”

Siding Reveal: The applicant installed the lap siding to have a reveal of approximately seven inches (7”) (Figure 2). The design guidelines state that *“cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5” reveal.”* The preservation permit for the project (HCN 201600009) included drawings, submitted by the applicant, that showed lap siding that measures as five inches (5”).

In addition, the permit text states on the front page “Exterior siding material shall be wood or smooth-faced, cement-fiberboard siding (Ex. Hardiplank) with maximum reveal of 5 inches.” Also, each of the drawings has added notes that include “For non-masonry buildings, siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). Siding exposure shall have a maximum reveal of five (5) inches.”

The design guidelines require siding have a maximum reveal of five inches (5”) because historically, siding typically had a narrower reveal. Although there are some instances where historic structures have a wider reveal, the more typical historic siding reveal is less than five inches (5”). Even on outbuildings, MHZC has required that siding have a maximum reveal of five inches (5”).



Figure 2. The 7” siding.

Foundation Material. The drawings for the preservation permit show a brick foundation. Instead of brick, the applicant used a cut veneer limestone for the foundation material. As stone was used historically for foundations and is typically approved by MHZC for foundations, staff finds the stone to be appropriate. However, the foundation line and placement of the infill changed during construction.

Front/32nd Avenue South Façade: On the front façade, the approved drawings show a consistent foundation line extending from the front porch over across the façade (Figure 3). However, as constructed, the foundation line to the right of the porch is lower (Figure 4). Staff recommends that the foundation line be raised to the right of the porch to provide a consistent line.

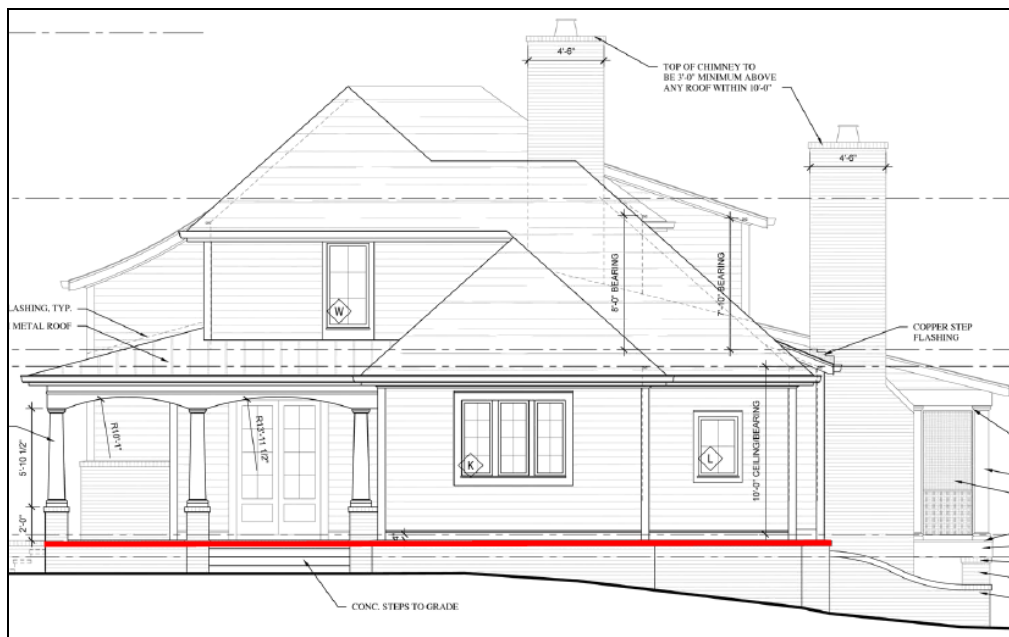


Figure 3. The front/32nd Avenue façade drawing from the preservation permit.



Figure 4. The front/32nd Avenue façade drawings as constructed.

Blakemore Side Façade. The approved Blakemore side façade drawings shows that foundation line steps up after the porch for the two story bay and then steps back down (Figure 5). This stepping of the foundation helps to decrease the perceived height of the structure, specifically the projecting bay. The site slopes significantly towards the back, making this area highly visible. However, as constructed, the foundation height is lower, which increases the perceived height and scale of the infill (Figure 6). Staff recommends that the applicant bring the foundation line up and step it to be more in keeping with the approved plans. It is Staff's understanding that the applicant has agreed to make this change.

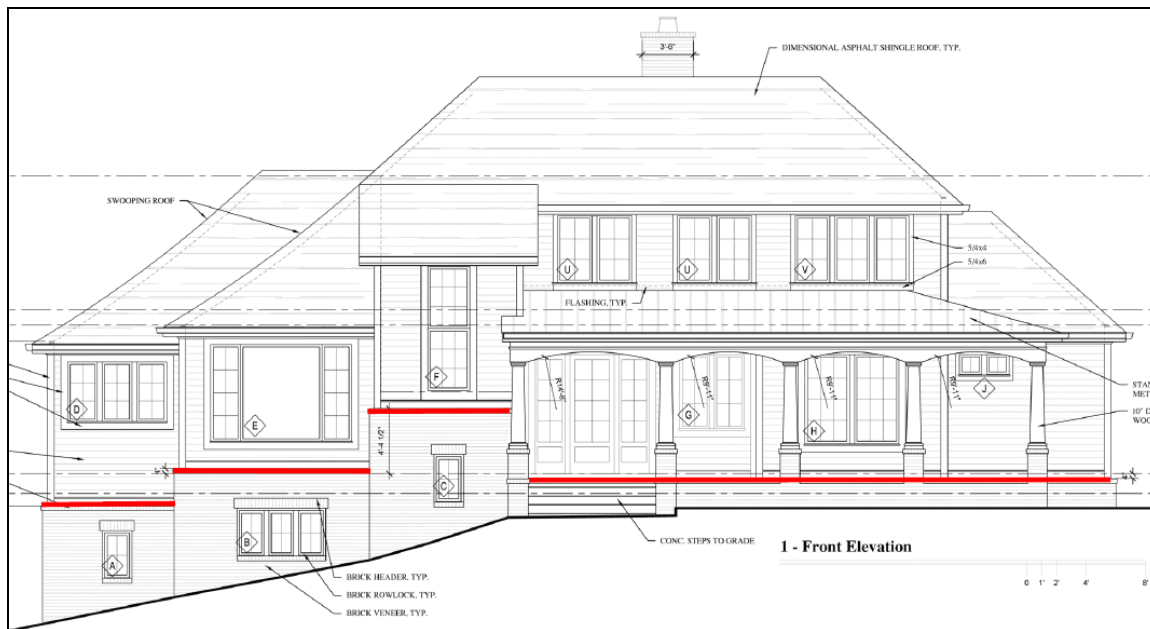


Figure 5. The Blakemore Avenue side façade drawing from the preservation permit.



Figure 6. The Blakemore Avenue side façade drawings as constructed, showing the approximate location where the foundation line should be.

Blakemore Side Façade. Because this is a corner lot, the rear façade is highly visible from Blakemore. It also contains an attached garage, which was approved because the slope of the lot allows for the garage to be at the basement level. The approved drawings show that the foundation material continues around the rear of the building and extends up above the garage doors (Figure 7). However, as constructed, the foundation material at the rear is only eighteen to twenty-four inches (18”-24”) above the ground (Figure 8). The siding on this façade extends down nearly to the ground, which increases the perceived height of the rear façade. Because attached garages are only approved at the basement level, it is important for the garage doors to be surrounded by foundation material. In addition, stopping the stone at the rear corner with a corner board is a “give-away” that the stone is a thin veneer and not actual stone. The purpose of continuing the stone fully around the building creates the illusion of a full stone foundation. The foundation line changed during construction and so does no longer matches the elevations; therefore, Staff recommends that the stone veneer be stepped down to just below the rear awning and continue at the line around the back of the building, which will keep it just above the garage doors, as originally designed.



Figure 7: Original plan for the brick veneer wrapped fully around the building.



Figure 8: This image reflects Staff's recommendation for the stone veneer.

Recommendation Summary: Staff recommends the following changes be made to the infill construction at 500 32nd Avenue South:

1. The siding reveal be a maximum of five inches (5"); and
2. The foundation line continue in a similar fashion as permitted and follow the line illustrated in figure 8.

With these changes, staff finds that the alterations to the infill design meets Section II.B. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay design guidelines.